

First Reading: August 20, 2019  
Second Reading: dispensed

**RESOLUTION 2019 - 86**

**A RESOLUTION AUTHORIZING A CONTRACT WITH RIGHT OF WAY SOLUTIONS, LLC AND DISPENSING WITH A SECOND READING**

**WHEREAS**, the Board of Township Trustees is desirous of accepting a proposal from Right of Way Solutions, LLC for easement negotiation and appraisal services for the Kugler Mill Road Project in Sycamore Township;

**NOW THEREFORE, BE IT RESOLVED** by the Board of Township Trustees of Sycamore Township, State of Ohio:

**SECTION 1.** The Board hereby accepts the proposal attached hereto and authorizes a contract with Right of Way Solutions, LLC for easement negotiation and appraisal services for the Kugler Mill Improvement Project. The Township Administrator is hereby authorized and directed to execute a contract on behalf of the Board of Township Trustees.

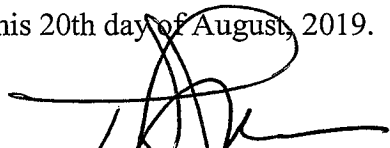
**SECTION 2.** The Trustees of Sycamore Township upon at least a majority vote do hereby dispense with any requirement that this resolution be read on two separate days, and hereby authorize the adoption of this resolution upon its first reading.

**SECTION 3.** This resolution shall take effect on the earliest date allowed by law.

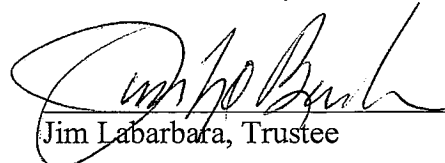
**VOTE RECORD:**

Mr. Connor Aye      Mr. LaBarbara Aye      Mr. Weidman Aye

**PASSED** at the meeting of the Board of Trustees this 20th day of August, 2019.

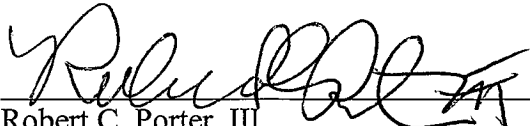
  
\_\_\_\_\_  
Thomas J. Weidman, Chairman

  
\_\_\_\_\_  
Dennis W. Connor, Vice Chairman

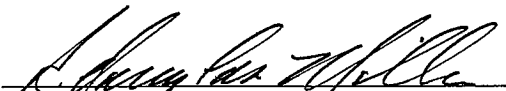
  
\_\_\_\_\_  
Jim LaBarbara, Trustee

**AUTHENTICATION**

This is to certify that this Resolution was duly passed and filed with the Sycamore Township Fiscal Officer, this 20<sup>th</sup> day of August, 2019

  
\_\_\_\_\_  
Robert C. Porter, III  
Sycamore Township Fiscal Officer

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
R. Douglas Miller, Law Director

# Right of Way Solutions, LLC

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August 16, 2019

Mr. Tracy Kellums  
Assistant Township Administrator  
Sycamore Township  
8540 Kenwood Road  
Cincinnati, OH 45236

RE: Bid for Right of Way Acquisition Services for the Kuglar Mill Road Improvement Project, Hamilton County, Ohio

Dear Mr. Kellums:

I appreciate the opportunity to bid on right of way acquisition services for 28 Temporary Easement Negotiations and 26 Appraisal Value Analysis Reports.

- Temporary Easements Negotiation – 28 Parcels
- Appraisal Services for 26 Permanent Easements (These parcels may or may not include temporaries.)

Preliminary review of the plans received on August 6, 2019 from Choice One Engineering indicate a total of 54 total parcels comprised of 26 permanent easement acquisitions and 28 temporary easements.

A completed right-of-way file will be provided to Sycamore Township for each parcel at the completion of the project in addition to a CD containing an electronic version of this information.

Ownership for the Temporary easements will be determined by an abbreviated title search consisting of printing the Property Report located on the Hamilton County Auditor's web site, then pulling the Deed and confirming the ownership with the property owner.

Valuation Analysis for parcels with *Temporary Easements only* will be based on a Township approved compensation model using the current market value found on the Hamilton County Auditor's web site.

Valuation Analysis for any parcel with a *permanent easement* will require a formal appraisal in the form of a Value Analysis format, in addition to a 42-year title search regarding each of these properties as required by Hamilton County.

Mr. Tracy Kellums  
Cost Proposal for Kugler Mill Road Improvement Project  
August 7, 2019  
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The cost for the 28 Temporary easement acquisitions at \$975 per parcel and 26 permanent easement appraisals utilizing a Value Analysis format at \$600 per parcel for a total of \$42,900.

- 42-Year Title Search                 Provided by Sycamore Township
- Value Analysis                             \$600
- R/W Acquisition Services – Temporary Easements     \$ 975

If it is determined that a Value Finding appraisal is required, the cost will be \$1,250 per parcel. All other appraisal formats will be quoted on an as needed basis for this project.

Parcels that are added or subtracted from the project will be based on the parcel prices indicated above. If a parcel is deleted prior to its completion a prorated amount for services rendered will be paid.

All recording fees are to be reimbursed based on actual cost with receipts.

It is my mission to provide the best quality real estate right-of-way acquisition services. I appreciate the opportunity to serve the needs of Sycamore Township. If you would like any additional information, please do not hesitate to contact me directly at 513-885-4663.

Sincerely,

  
Kim Ziccardi  
President